

WARRANTY DEED

THIS WARRANTY DEED, made this July 17, 1992 by ROLAND E. ROY and LORRAINE ROY of 100 Summer Street, Waterville, Maine to JOSEPH G. FORTIN and LEONETTE B. FORTIN of 15½ Yeaton Street, City of Waterville, County of Kennebec, State of Maine.

018995

ROLAND E. ROY and LORRAINE ROY in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *give, grant, bargain, sell and convey* unto JOSEPH G. FORTIN and LEONETTE B. FORTIN as joint tenants, and JOSEPH G. FORTIN and LEONETTE B. FORTIN's heirs, successors and assigns, the following described premises, situated in the city of Waterville, County of Kennebec, State of Maine and further described as follows:

TRANSFER
TAX
PAID

Certain lots or parcels of land, with buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

LOT # 1

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Summer Street, in said Waterville, being lots numbered sixty-three (63) and sixty-four (64) on a plan of Gilman Park made for Frazier Gilman by Green & Wilson June 5, 1920, which plan is recorded in the Kennebec Registry of Deeds, to which reference is hereby made for a more particular description.

Being the same premises as conveyed to the Grantors under the Warranty Deed of Fabiola M. Berube, dated 5 December 1978 and recorded in the Kennebec County Registry of Deeds in Book 2171 Page 100.

LOT # 2

A certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at a point in the Easterly line of Summer Street about two hundred thirty-nine (239) feet north of the north line of Grove Street, said point being the Northwest corner of the "Tool House Lot", so-called; thence easterly along the northerly line of the "Tool House Lot", seventy-two (72) feet to a stone bound; thence southerly and parallel with the east line of Summer Street twenty-five and eighty-five hundredths (25.85) feet to a point; thence westerly sixty-seven and two tenths (67.2) feet to the point of beginning.

Meaning and intending to convey a triangular piece of land containing eight hundred sixty-eight (868) square feet, and being a part of the land conveyed to the City of Waterville by A.A. Plaisted, et als, Exccutors, September 28, 1892, and recorded in the Kennebec Registry of Deeds May 288, 1896 in Book 415 Page 154.

The above described parcel has no frontage on Summer Street, and leaves the boundary between Odilon Berube and the City of Waterville a line perpendicular to the east line of Summer Street.

This conveyance is in conformity with Order No. 149 of the City Council, passed at its regular meeting on October 4, 1949.

Meaning and intending to convey the same premises as conveyed to Odilon Berube by QuitClaim deed of the City of Waterville dated 13 October 1949 and recorded in the Kennebec County Registry of Deeds Book 894 Page 293.

38-299

LOT #3



A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning in the easterly line of Summer Street in Waterville, Maine at a point marking the southwesterly corner of land now owned by Roland E. Roy, et al; thence in an easterly direction along said roy's southern boundary line a distance of sixty-seven and seven tenths (67.7) feet; thence in a southerly direction along the western boundary line of Bill's Tire Service, Inc. a distance of one hundred (100') feet; thence in a westerly direction and parallel to the aforementioned southern boundary line of Roland E. Roy, et al to Summer Street; thence northerly along the eastern boundary line of Summer Street a distance of one hundred (100') feet, to the point of beginning.

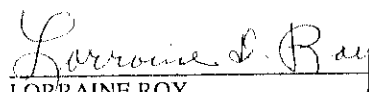
Meaning and intending to convey the same premises as conveyed to ROLAND E. ROY and LORRAINE ROY by Warranty Deed dated 16 October 1986 and recorded in the Kennebec County Registry of Deeds in Book 3045 Page 183.

Witness our hands on this July 17, 1992.

Witness:

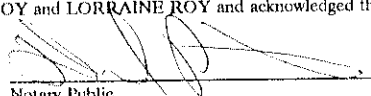

ROLAND E. ROY


LORRAINE ROY

ACKNOWLEDGEMENT

Personally appeared the above named ROLAND E. ROY and LORRAINE ROY and acknowledged the foregoing instrument to be their free act and deed.

Date: July 17, 1992


Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993



RECEIVED KENNEBEC SS.

1992 JUL 20 AM 9:00

ATTEST: 
REGISTER OF DEEDS